

PHASE 2 OPEN SPACE PLAN CALCULATIONS

PROJECT DATA ZONING: PRC
NET LOT AREA: 315,805 SF
BUILDING HEIGHT: 90' (PER AMENDED DEVELOPMENT STANDARDS)

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:

MAXIMUM BUILDING HEIGHT = 90' PROPOSED (90' ALLOWED)

FIRST 12' OF HEIGHT = 10% X NET LOT AREA
= .10 X 315,805 = 31,580.50 SF

NEXT 78' OF HEIGHT = 78' X .004 X 315,805 = 98,531.16 SF

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)

= 31,580.50 + 98,531.16 = 130,111.66 SF

OPEN SPACE REQUIRED (DOES NOT TO EXCEED 20% OF NET LOT AREA)

= 315,805 X .20 = 63,161 SF

OPEN SPACE REQUIRED PER AMENDED DEVELOPMENT STANDARDS

= 5% OF NET LET AREA + 20% OF NET LOT AREA
= 15,790.25 + 63,161 SF = 78,951 SF

OPEN SPACE PROVIDED = 123,603 SF (OPEN SPACE PROVIDED EXCEEDS 20% + 5% OF NET LOT AREA OF DEVELOPMENT PLAN)

PARKING LOT LANDSCAPING REQUIRED:

PARKING LOT AREA X 15%

25,416 SF X .15 = 3,812 SF

PARKING LOT LANDSCAPE PROVIDED = 17,368 SF

NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE

FRONT OPEN SPACE MINIMUM:

REQUIRED OPEN SPACE X 25%

130,111.66 SF X .25 = 32,527.91 SF

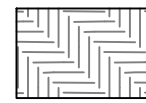
FRONT OPEN SPACE PROVIDED = 59,315 SF

COURTYARD MINIMUM:

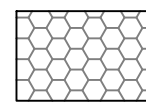
NET LOT AREA X 1%

315,207 SF X .01 = 3,152.07 SF

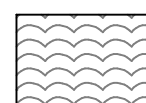
COURTYARD SPACE PROVIDED = 10,635 SF



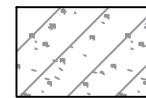
DENOTES FRONT OPEN SPACE
59,315 SF



DENOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE
51,203 SF (10,635 COURTYARD SPACE)



DENOTES PARKING LOT LANDSCAPING
17,368 SF



DENOTES COURTYARD SPACE (SEE LX.102 FOR EXTENTS)
10,635 SF

*NOTE: OPEN SPACE CALCULATION INCLUDES ALL WALKWAYS, PATIOS, AND PEDESTRIAN CORRIDORS



PALMERAIE

6990 N. SCOTTSDALE, RD.
SCOTTSDALE, AZ

OWNER / DEVELOPER
FIVE STAR DEVELOPMENT
RESORT COMMUNITIES, LLC
6720 N. SCOTTSDALE ROAD SUITE
130
SCOTTSDALE, AZ 85253
PHONE: (480) 657-7827
CONTACT: CHRIS KLECKA

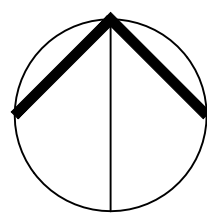
LANDSCAPE ARCHITECT
TIM STARKEY
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.264.6831
EMAIL: TSTARKEY@CVLCI.COM



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PHASE 2 OPEN SPACE
PLAN



0 40 80 120 feet
SCALE: 1" = 40'

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LX.101

1 of 2

7-ZN-2016#2

8/11/2020

$$= 6,666 \text{ SF} + 26,662 \text{ SF} = 33,328 \text{ SF}$$

SEE LX.101 FOR OVERALL SITE OPEN SPACE CALCULATIONS

